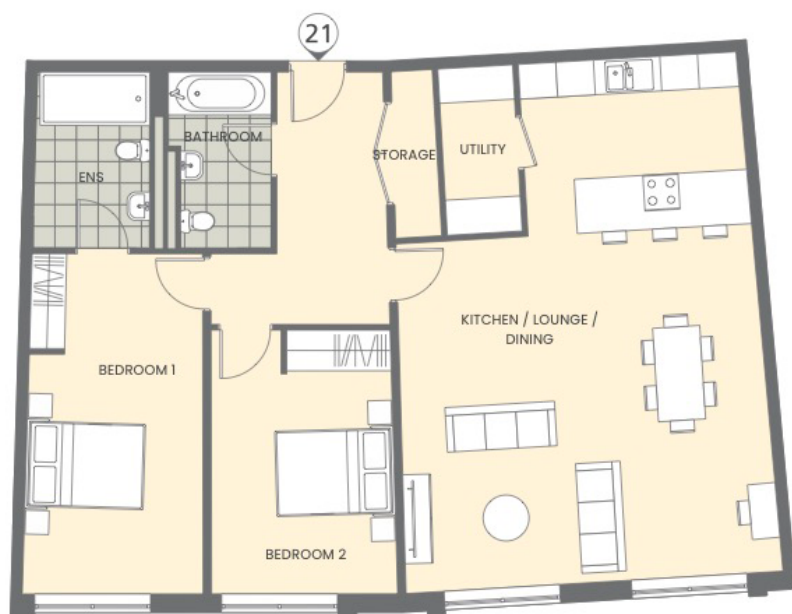
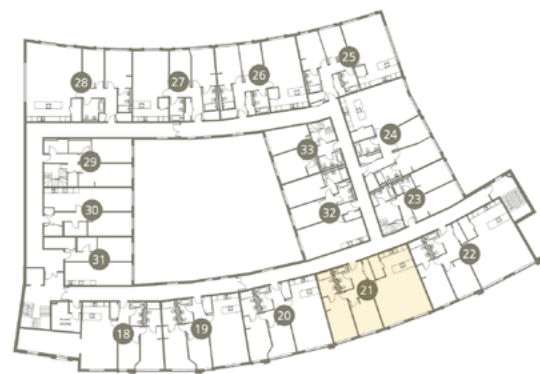


# Old Coleham Court

SHREWSBURY | SY3 7BQ



**21**

Total sq m:

**111**

**£449,000**

**21** is a spacious, light-filled apartment on the South side of Floor 2 with lift access.

The open-plan living area is light and airy with two double-width floor-to-ceiling windows. The spacious kitchen has elegant dark green cabinetry with white counter tops, plus a separate utility room.



2 bedrooms



2 bathrooms



Apartment



Utility room



1295sqft 120sqm



Level 2



South facing



Old Coleham Court

**Sales office and view home open by appointment.**

Call Sharon on 01743 403131 or email [sharon@syhomes.co.uk](mailto:sharon@syhomes.co.uk)

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 **SYHOMES**

# SPECIFICATION

## KITCHEN

- Nolte fitted kitchen B+
- Handleless doors and drawers with soft hinges
- Worktops in Quartz Silestone 20mm
- Centre island-style counter 900mm, in Quartz Silestone 20mm
- Upstands full height under wall units, in Quartz Silestone 20mm
- LED strip lights under wall units
- Sycamore lights ?
- Bora Puru vented hob
- Bosch single oven
- Bosch combi microwave
- Bosch dishwasher
- Bosch fridge / freezer
- Bosch washing machine Series 4 freestanding
- Bosch tumble dryer Series 4 freestanding (on stacking unit)
- Caple wine fridge 300mm
- Quooker tap
- Single bowl stainless steel sink
- Sink liner – grey plastic
- Cutlery tray – grey plastic
- Waste bin – 30L grey plastic

## ELECTRICAL

- Chrome switches and sockets
- USB sockets
- Low energy lighting
- Video intercom
- TV and BT sockets
- Window blinds with remote control
- MVHR ventilation system
- Radiators with thermostatic control
- Bathroom mirrors with motion-sensor lighting
- Shaving sockets

## SECURITY

- Door made of ?
- Locks made by ?
- Keyless entry to main entrance and internal doors
- Coded access unique to each apartment
- CCTV cameras in communal areas
- ANPR secured car park gates
- Post room lockers
- Window locks

## FIRE + SAFETY

- Carbon monoxide detectors
- Smoke detectors in corridors
- Heat and smoke detectors in the kitchen



|             |             |                   |
|-------------|-------------|-------------------|
| Living area | 8.9m x 6.2m | 29.2 ft x 20.3 ft |
| Utility     | 3m x 2.2m   | 9.8 ft x 7.2 ft   |
| Bedroom 1   | 5.8m x 3m   | 19.0 ft x 9.8 ft  |
| Bathroom 1  | 3m x 1.7m   | 9.8 ft x 5.6 ft   |
| Bedroom 2   | 4.5m x 3m   | 14.8 ft x 9.8 ft  |
| Bathroom 2  | 3m x 2.2m   | 9.8 ft x 7.2 ft   |
| Storage     | 2.8m x 0.8m | 9.2 ft x 2.6 ft   |

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## EXTRAS AVAILABLE

- A choice of fitted wardrobes in bedrooms
- A choice of flooring in bedrooms
- Parking spaces

## ADDITIONAL INFORMATION

- Service charge for this property will be £110 / month
- Service charges are fixed for three years from Completion date
- Sold as a Leasehold, with a share of Freehold
- All main services installed: electric, water
- Council tax Band B (unconfirmed) – £145 / month estimated
- EPC rating B

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